

## WARRANTY DEED

003777

KNOW ALL MEN BY THESE PRESENTS,

That KIRKWOOD DEVELOPMENT, INC., an Oklahoma corporation authorized to do business in the State of Maine, with a place of business at One Pleasant Street, Portland, Maine 04101 ("Grantor") for consideration paid by DONALD A. CLARK, a single man, whose mailing address is P.O. Box 277, East Winthrop, Maine 04343 ("Grantee") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns forever, the following described premises:

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine, being bounded and described as follows:

Lot #2 of the Forest Park Subdivision, as shown on a plan entitled "Plan of Forest Park located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987, and recorded in the Kennebec County Registry of Deeds in File #E-87056.

This conveyance is made subject to a Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3346, Page 320.

Meaning and intending to convey a portion of the premises conveyed to the Grantor herein by deed of R. Brent Cote, dated June 19, 1987 and recorded in said Registry in Book 3183, Page 98.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to them and their use and behoof forever.

AND Grantor does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Schedule A, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, that that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, Kirkwood Development, Inc. has caused

this instrument to be executed by Bruce K. Brown III, its Vice President, thereunto duly authorized this 22 day of February, 1989.

WITNESS:

KIRKWOOD DEVELOPMENT, INC.

*Bruce K. Brown III*

By:

*Bruce K. Brown III*  
Its: Vice President

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

February 22, 1989

Then personally appeared the above-named Bruce K. Brown, III, Vice President of Kirkwood Development, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



*Notary Public/Attorney-at-Law*  
Notary Public/Attorney-at-Law

Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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ATTEST: *James R. Brown*  
REGISTER OF DEEDS